



Charlotte Department of Transportation

Memorandum

Date: April 29, 2014

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Dennis Rorie, PE *Dennis E. Rorie*
Development Services Division

Subject: Rezoning Petition 14-042: Approximately 2.81 acres located on the southwest corner at the intersection of South Tryon Street and Moss Road..

CDOT has completed a review of the subject petition in order to ensure consistency with the Transportation Action Plan (TAP). The TAP seeks to ensure that Charlotte's transportation network supports current and future land uses and includes streets that provide safe and comfortable mobility for motorists, pedestrians, bicyclists, and transit users. Based on our review of the petition, we offer the following comments.

Vehicle Trip Generation

This site could generate approximately 1,500 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 650 trips per day.

CDOT requests the following changes to the rezoning plan:

1. CDOT requests the petitioner remove the proposed access location on South Tryon Street (NC49) due its proximity to the signalized intersection and to the proposed Savannah Point Drive, so all traffic enters and exits the site by the Moss Road access location.

The following are requirements of the developer that must be satisfied prior to driveway permit approval. We recommend that the petitioner reflect these on the rezoning plan as-appropriate.

1. Adequate sight triangles must be reserved at the proposed driveway. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance. Such items should be identified on the site plan.
2. The proposed driveway connection to Moss Road will require a driveway permit to be submitted to CDOT for review and approval. The exact driveway location and type/width of the driveway will be determined by CDOT during the driveway permit process. The location of the driveway shown on the site plan is subject to change in order to align with driveway on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.

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3. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
4. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
5. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s). Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

We anticipate that NCDOT will require the following, and recommend the Petitioner work directly with Mr. Brett Canipe with NCDOT regarding their anticipated request.

1. We anticipate NCDOT will not permit access to South Tryon (NC49), and will expect all access for the proposed development to occur via Moss Road. We recommend the petitioner contact Mr. Brett Canipe with NCDOT at 980-523-0000 during the rezoning process to verify this requirement.

If we can be of further assistance, please advise.

C.Leonard

cc: S. Correll
Rezoning File